



US Army Corps  
of Engineers  
Sacramento District  
1325 J Street  
Sacramento, CA 95814-2922

# Public Notice

Number: 200300176

Date: November 7, 2006

Comments Due: December 7, 2006

**SUBJECT:** The U.S. Army Corps of Engineers, Sacramento District, (Corps) is evaluating a permit application to construct the Sorrento project, which would result in impacts to approximately 3.43 acres of waters of the United States, including wetlands, in or adjacent to the Auburn Ravine. This notice is to inform interested parties of the proposed activity and to solicit comments. This notice may also be viewed at the Corps web site at <http://www.spk.usace.army.mil/regulatory.html>.

**AUTHORITY:** This application is being evaluated under Section 404 of the Clean Water Act for the discharge of dredged or fill material in waters of the United States.

**APPLICANT:** Dmitry Semenov  
Signature Properties  
1322 Blue Oaks Boulevard, Suite 100  
Rocklin, California 95677  
916-789-2400

**LOCATION:** The project site is located in Lincoln in Section 20, Township 12 North, Range 6 East, Placer County, California, and can be seen on the Lincoln and Roseville USGS Topographic Quadrangle.

**PROJECT DESCRIPTION:** The applicant is proposing to construct a housing development. Based on the available information, the overall project purpose is to construct a 50 to 200 acre housing development in western Placer County. The applicant believes there is a need for housing in the Lincoln area based on the 43% population increase experienced in Lincoln in the last decade and projected doubling of the population in the area by 2010. The attached drawings provide additional project details.

## **ADDITIONAL INFORMATION:**

**Environmental Setting.** There are approximately 0.84 acres of vernal pools, 1.09 acres of seasonal wetlands, and 3.353 acres of seasonal swales within the project area. A copy of the Corps verified wetland delineation is attached (see drawing entitled "Figure 5. Wetland Delineation"). The site is characterized by flat to gently rolling terrain and is dominated by annual grasses. The site was primarily used for livestock grazing.

**Alternatives.** The applicant has provided information concerning project alternatives. The applicant has provided information on 5 offsite and 3 onsite alternatives other than the preferred project alternative. Descriptions and drawings of the alternatives are attached to this notice.

More information will be needed as to why the other alternatives are not economically, logistically, or technically practicable and to determine if a less environmentally damaging practicable alternatives to the preferred project exists. Additional information concerning project alternatives may be available from the applicant or their agent. Other alternatives may develop during the review process for this permit application. All reasonable project alternatives, in particular those which may be less damaging to the aquatic environment, will be considered.

**Mitigation.** The Corps requires that applicants consider and use all reasonable and practical measures to avoid and minimize impacts to aquatic resources. If the applicant is unable to avoid or minimize all impacts, the Corps may require compensatory mitigation. The applicant has proposed to mitigate for impacts to waters of the United States onsite in a preserve as described in the attached "Federal Wetland Fill Compensation" and illustrated in "Figure 3. Proposed Preserve/Impact Plan".

**OTHER GOVERNMENTAL AUTHORIZATIONS:** Water quality certification or a waiver, as required under Section 401 of the Clean Water Act from the Central Valley Regional Water Quality Control Board is required for this project. The applicant has indicated they have applied for certification.

**HISTORIC PROPERTIES:** Based on the available information (including applicant's report entitled Cultural Resources Survey Report, Sorrento 113, dated July 2006), cultural resources not are within the project's area of potential effect.

**ENDANGERED SPECIES:** The proposed activity may affect Federally-listed endangered or threatened species, including *Branchinecta lynchi* (vernal pool fairy shrimp), *Lepidurus packardii* (vernal pool tadpole shrimp), *Branchinecta conservatio* (Conservancy fairy shrimp), *Orcuttia tenuis* (slender Orcutt grass), and *Orcuttia viscida* (Sacramento Orcutt grass), or their critical habitat. The Corps will initiate consultation with the U.S. Fish and Wildlife Service as appropriate.

The above determinations are based on information provided by the applicant and our preliminary review.

**EVALUATION FACTORS:** The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the described activity will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The activity's impact on the public interest will include application of the Section 404(b)(1)

guidelines promulgated by the Administrator, Environmental Protection Agency (40 CFR Part 230).

The Corps is soliciting comments from the public, Federal, State, and local agencies and officials, Indian tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**SUBMITTING COMMENTS:** Written comments, referencing Public Notice 200300176, must be submitted to the office listed below on or before December 6, 2006:

Andrea Jones, Project Manager  
US Army Corps of Engineers, Sacramento District  
Sacramento Valley Office  
1325 J Street, Room 1480  
Sacramento, California 95814-2922  
Email: [Andrea.J.Jones@usace.army.mil](mailto:Andrea.J.Jones@usace.army.mil)

The Corps is particularly interested in receiving comments related to the proposal's probable impacts on the affected aquatic environment and the secondary and cumulative effects. Anyone may request, in writing, that a public hearing be held to consider this application. Requests shall specifically state, with particularity, the reason(s) for holding a public hearing. If the Corps determines that the information received in response to this notice is inadequate for thorough evaluation, a public hearing may be warranted. If a public hearing is warranted, interested parties will be notified of the time, date, and location. Please note that all comment letters received are subject to release to the public through the Freedom of Information Act. If you have questions or need additional information please contact the applicant or the Corps' project manager Andrea Jones, 916-557-7745, [Andrea.J.Jones@usace.army.mil](mailto:Andrea.J.Jones@usace.army.mil).

Attachments:

1. Vicinity map
2. Wetland delineation map
3. Proposed Preserve/Impact Plan (preferred alternative design) and mitigation description
4. Alternatives information (selected text and drawings)